

**AMESBURY ZONING BOARD OF APPEALS MEETING
AMESBURY CITY HALL AUDITORIUM
62 FRIEND STREET, THURSDAY, FEBRUARY 27, 2014**

Meeting started at 7:05 P.M.

Present: Matt Sherrill, Donna Collins, Olyce Moore, Bill Lavoie

Absent: Sharon McDermot, Bob Orem

Also Present: Denis Nadeau, Building Inspector, Susan Yeames, Secretary. Transcription by Joan Baptiste.

MINUTES:

Motion by Bill Lavoie, second by Olyce Moore to approve the December 30, 2013 meeting minutes. All in favor.

Motion by Donna Collins, second by Bill Lavoie to approve the January 23, 2014 meeting minutes. All in favor.

Jeffrey Solimine is seeking a **Special Permit/Finding** under Amesbury Zoning Bylaws Section XI.K2, In Law Apartment to seek a permit to create an In-Law Apartment in an existing single family structure at **72 Highland Street**, Amesbury in an R-8 Zoning District, Precinct 6.

Jeffrey Solomine wants to create an apartment for his mother on the first floor by adding a closet and a bathroom on the first floor and cabinets for a kitchen on the second floor.

Matt Sherrill regarding the common unlocked door, where is that?

Jeffrey Solomine there are three entrances facing Highland and an entrance in the back. All entrances are to the first floor. There is a flight of stairs inside but no door on either of the two rooms it leads to.

Matt Sherrill asks the board if they feel that provides the common unlocked door?

Affirmative

Matt Sherrill what about parking? Is there room for three vehicles.

Jeffrey Solomine we have a two car garage plus a big driveway.

Motion to close and discuss.

Donna Collins reads the definition of an in-law apartment.

Is the proposed in law less than 1,000 square feet and no more than 30% of the gross living area?

In law apartment will be 801 sq. ft. and gross living area of structure is 4,228 – meets criteria.

Donna Collins reads the special permit requirements for an in-law apartment

No more than 5 years, renewable, shall expire if the conditions of approval are not maintained or the in law apartment ceases to be occupied as provided herein. Etc.

Motion to close by Donna Collins, second by Olyce Moore.

Currently exist in the table of uses as a Special permit.

Is essential desirable to the public convenience welfare.

Will not create undue traffic impede pedestrian safety.

Will not overload public systems.

It has satisfied the special condition of Section XI.
It will impair the character health welfare of district.
It will not create an excess of use in the neighborhood.

Vote

Bill Lavoie - Yes
Olyce Moore - Yes
Donna Collins - Yes
Matt Sherrill - Yes

Application for an in law apartment at 72 Highland Street is approved.

Zoning Board acknowledged receipt of Chapter 91 waterways notification for 39 & 39A Water Street from National Grid.

**Discussed letter from Robin Hartford. Lives at Birchwood point on Clark's Road. She received notice of permit extension for Eagle Point. Inquired as to whether the permit extension could be rescinded because of Clark's Road intersection.
Matt Sherrill reads Ms. Hartford's letter and Department of Transportation response.
No action shall be taken by the ZBA.**

Meeting was adjourned at _____ P.M.